

SITE PLAN REVIEW AGENDA

Tuesday, April 4, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #17)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Project address updated to include 340 Science Parkway. Project description clarified. Web link to project drawings and documents added.

File #: SP-20-16-17
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings pending

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Additional information submitted by applicant 3-27-2017. MCDOT recommended additional driveway on Seneca Manor Drive; site plan will be revised.

File #: SP-18-16-17
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Went to REC 2-16-2017

File #: SP-19-16-17
Address: [34 North Washington Street](#), 30-32 North Washington Street
Zoning District: CCD-C
Description: Construct free-standing dumpster enclosure, 7 space parking lot, new driveway, and outdoor dining area. Two parcels will be combined into one.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending

File #: SP-12-16-17
Address: 120 Charlotte Street
Zoning District: CCD-E
Description: Construct a 4 story, 50 unit, multifamily dwelling and 17 space parking lot.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Requires review by Monroe County Planning office (NYS General Municipal Law Section 239m) due to proximity to a state highway (Inner Loop). Site Plan approval pending.

File #: SP-08-16-17
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Waiting for applicant to submit revised drawings.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None